

10 Ferncroft Avenue, NW3 Application 2020/0113/P



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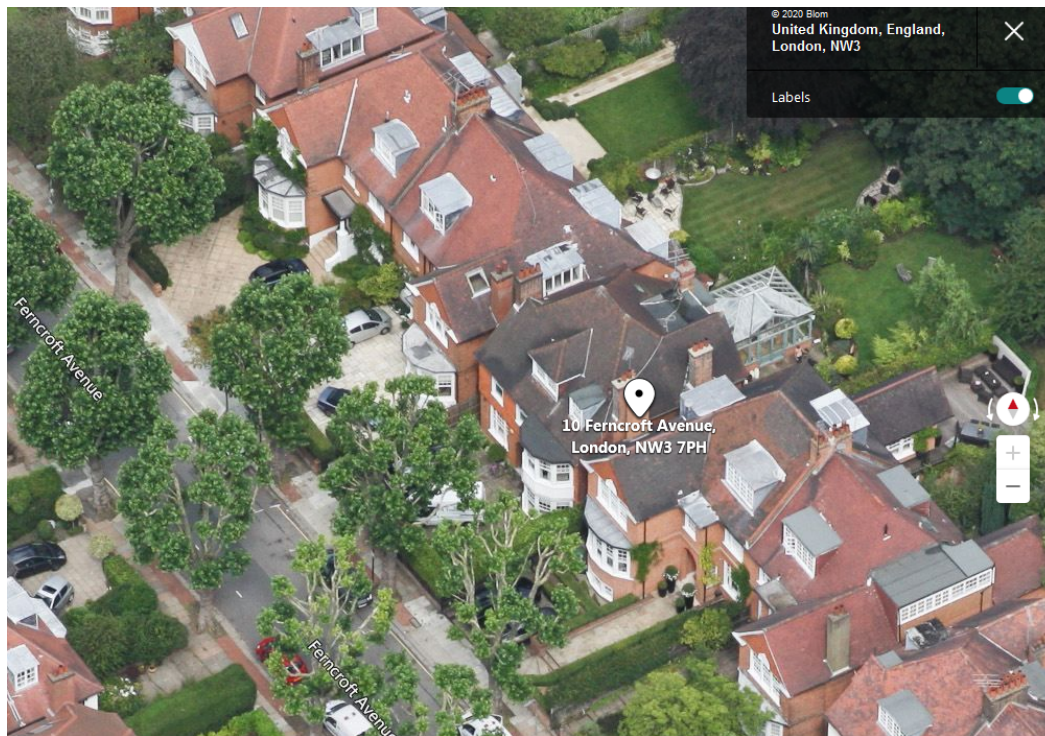


Image 1: Aerial view of property streetside

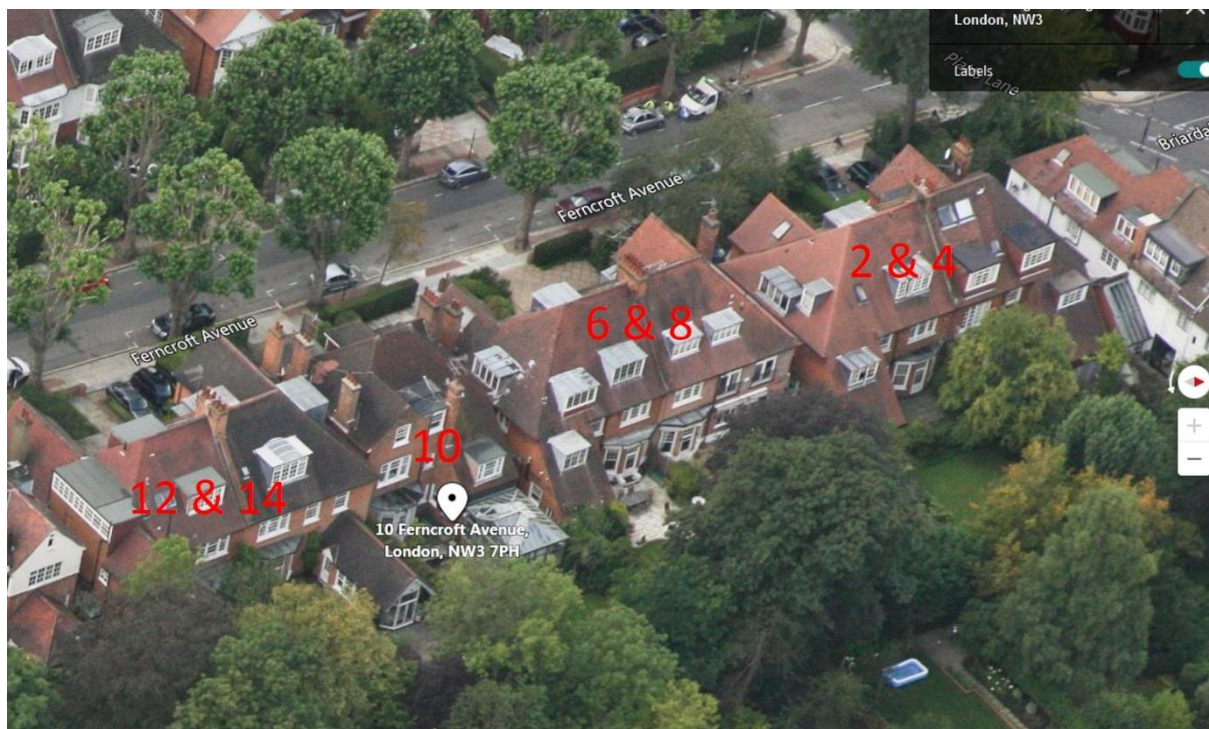


Image 2: aerial view of rear of property in context



Image 3: Front elevation



Image 4: existing rear conservatory extension



Image 5: Existing rear bay



Image 6: rear garden –with planting bed and cherry for removal (foreground right corner)

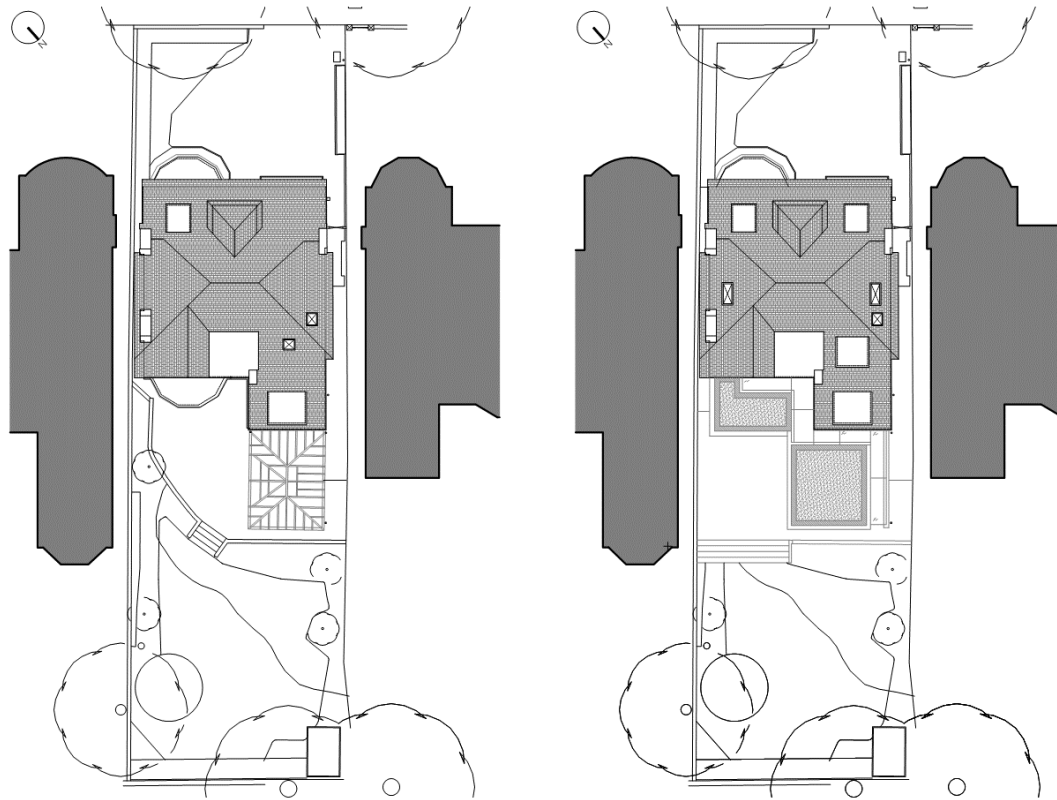


Image 7: Existing (left) and Proposed (right) site plan.

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	06/03/2020
	N/A / attached		Consultation Expiry Date:	29/03/2020
Officer		Application Number(s)		
Gavin Sexton		2020/0113/P		
Application Address		Drawing Numbers		
10 Ferncroft Avenue London NW3 7PH		Refer to decision notice		
Proposal(s)				
Erection of single storey rear extension and enlargement of rear garden terrace; installation of one dormer window to the front and one dormer to the rear roof slope; replacement of pebbledash to front bay window with hanging tiles; paving of driveway.				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Householder Application			
Consultations				
Summary of consultation responses:	<p>Site notices were placed on 28th February for three weeks, on Ferncroft Avenue and Hollycroft Avenue.</p> <p>A notice was placed in the press on 5th March, continuing the statutory consultation until 29th March 2020.</p> <p>No responses were received.</p>			

**CAAC/Local groups*
comments:**
*Please Specify

Redington Frognal Neighbourhood Forum: No response.

Redington Frognal Conservation Area Advisory Committee: No response.

Hampstead Conservation Area Advisory Committee – objects:

Trees

1. HCAAC opposes all tree-felling proposals as detrimental by accumulation to the character and bio-diversity of the wider Hampstead areas including Redfrog. Proximity of the Heath and West Heath do not cover for reduction of greenery elsewhere. The Heath areas depend on housing areas' preservation and boosting of bio-diversity to support bird and bat movements and general wildlife. No reason appears to have been given for that proposal although its location 'in the way of' the extension and over-large terrace are clear. Tree retention or viable equal replacement is central to the Redfrog and similar areas and is supported by HCAAC. Trees are not to be felled to accommodate development – plenty of other measures are in common use for building while protecting trees.
2. In this case, the tree roots are threatened by the extension and terrace foundations (not detailed incidentally) but the tree could be retained with a slight reduction of the extension depth and basic low-grade piling to avoid the main roots.
3. If the tree's removal is unfortunately consented, we would ask for compensatory planting on the greatly enlarged hard-paved terrace.

Officer response: refer to paras 1.7-1.9

Extension and terrace

4. We regret the demolition of the rear bay for replacement by the extension without a great gain in floor area. Original features of these houses should be respected and retained if at all possible.
5. That terrace and the longer north side extension threaten excessive garden take-up especially should the property later boast an outbuilding. More care should be exercised by architects in such work.
6. The proposed side elevation large glaze high-level strip is likely to offer disturbance to no.8's rear garden and seems superfluous.

Officer response: refer to paras 1.7-1.12 and XX and paras 1.20-22

Front and roof

7. Tile hanging is proposed to replace front bay rendering. Such can be beneficial to facilitate some wall insulation, otherwise not generally used on curved bay fronts.
8. The proposed rear dormer to the utility room should be reduced to ease its relation to the rear roof area and adjacent hip.

Officer response: refer to paras 1.14-1.19

Other concerns

9. No DAS which is a standard requirement. The drawings require clarification re existing and proposed dormers and their roofs etc.
10. Materials to be used in the extension are not detailed – we see Corten steel apparently hinted but not confirmed, similarly the apparent aluminium windows.

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| | <p>11. If this scheme should be consented, we consider a condition should be attached to ban any future outbuilding for this property.</p> <p>12. For any new addition providing a new light source a bat survey should be submitted especially for this area under known bat corridor.</p> <p><i>Officer response: refer to paras 1.2, 1.6, 1.23 and 1.21.</i></p> |
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Site Description

The site is a two-storey single-family detached dwelling house located on the north east side of Ferncroft Avenue.

The site is in Sub-Area two ('the Crofts') of the Redington/Frognaal Conservation Area (CA) and the property is noted in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.

Relevant History

There is no relevant site history.

Relevant policies

NPPF 2019

The London Plan March 2016, consolidated with alterations since 2011

Intend to Publish London Plan 2019

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy A2 Open space

Policy A3 Biodiversity

Redington Frognaal Neighbourhood Plan (NDP) Submission Version – May 2020

SD 5 Dwellings: extensions and garden development

SD 6 Retention of architectural details in existing buildings

BGI 1 Rear gardens and ecology

BGI 2 Tree planting and preservation

Officer note: The Neighbourhood Plan is a material consideration but has only limited planning weight in decision making at this stage.

Redington Frognaal Conservation Area Statement

Camden Planning Guidance

CPG1 Design (July 2015, updated March 2018)

CPG Amenity (March 2018)

Assessment

1. Proposals

1.1 The application seeks planning permission for :

- erection of a single storey rear extension
- enlargement of rear garden terrace
- installation of one dormer window to the front and one dormer to the rear roof slope
- replacement of all windows

- re-tiling of roof
- replacement of pebbledash to front bay window with hanging tiles
- re-paving of driveway.

1.2 The Hampstead CAAC have commented that the documentation accompanying the application is insufficiently clear or complete. However it is considered that there is sufficient detail provided in the drawings, cover letter and application form, and supplemented by clarifications from the applicant, to enable consultees and officers to be sufficiently certain of the principles and key details of the proposed development to enable its impact to be fully assessed.

Development to the rear

1.3 The existing conservatory which is attached to the projecting kitchen would be removed and replaced by a larger extension in a contemporary design. It would replace the footprint of the existing conservatory, extending no further along the northwest boundary (with 8 Ferncroft Avenue) into the rear garden, but widening from 4.4m to 6m. The existing angled bay which projects 1.8m at ground floor would be replaced by the remainder of the extension which would be deepened to a 4m projection. The new ground floor extension would thus have an 'L' shape. It would be subordinate in size to the scale and depth of the host building.

1.4 The existing rear bay, while broadly consistent with bay features on the rear of other properties along Ferncroft Avenue, projects further than other local examples and is not considered to be such a high quality or important feature of the building's rear elevation that its removal would harm the character or appearance of the building, nor of the conservation area. Policy SD5 of the submission draft of the Redington Frognal NDP focuses primarily on retention of finer architectural details, and states *"Front boundary walls and original architectural details, such as chimneys, windows and porches etc., must be retained."* It is considered that the removal of the existing rear bay would not harm the character, design intention and style of the existing building.

1.5 The height and profile of the new extension on the boundary with number 8 would remain generally consistent with the profile of the existing conservatory, albeit with a 2.4m brick wall with pitched glazed infill replacing the existing side glazed elevation of the conservatory. The side wall of the structure would remain inset 1.3m from the boundary line with 8 Ferncroft Avenue.

1.6 Although the submission includes references to examples of brick, metal cladding and window framing, the final choice of materials will be important to ensuring that the quality of detailing responds appropriately to the character and appearance of the host property and the conservation area. Therefore condition 6 would secure details of the materials prior to the relevant portion of the work, in accordance with policy D1 and D2 and policy SD5 of the Redington Frognal NDP.

Trees and landscaping

1.7 Minor alterations are proposed to the rear garden to enlarge the existing terrace which sits two steps below the remainder of the garden. These changes would result in the loss of c.12sqm of planted bed, leaving c.180sqm (94%) of untouched rear garden and soft landscaping. This minor reduction in soft planted area would retain the soft landscaping character of the rear plot, and would accord with the NDP policy BG1 (Rear Gardens and Ecology).

1.8 A small cherry tree would be removed from the planting bed to accommodate the extension to the terrace. The tree is currently too small to make a significant contribution to the rear garden and a condition (see condition 5) would be added to secure its replacement with a Wild Service in 'heavy standard 12-14cm' as a minimum, which will provide greater biodiversity than a Cherry cultivar.

1.9 Existing trees located in close proximity to the rear and side boundaries of the rear garden are approximately 8.8 metres from the proposed foundation works. It is proposed to install tree protection measures between the proposed works and the trees. This will include the installation of a tree protection fence prior to the commencement of any groundworks and which will remain in place until all building works are completed. The tree protection proposals and the assessment of likely impact of the development on the trees is acceptable. The tree survey and protection details were produced

from a desktop study during the Covid lockdown. They capture the essential site arboricultural arrangements and the risk of error in their measurements is likely to be low, however in order to ensure that the assumptions are valid the standard tree protection condition would be modified to require confirmation of all dimensions and assumptions by site visit, prior to commencement of any works (see condition 4).

1.10 The replacement of the glazed conservatory with a heavily glazed extension, albeit with an opaque green roof, would not introduce a new light source to the garden and therefore it is not considered necessary or reasonable to require a bat survey to accompany the application.

1.11 The Hampstead CAAC have requested that planting is secured on the enlarged patio. However planting in moveable pots is not development and it is not considered reasonable or enforceable to require that pots be planted and maintained in that area. The rear garden would retain its largely soft landscaped character.

1.12 The new extension would include c.30sqm of new green roof, which is welcomed. Condition 3 would secure details of the substrate and structural build-up of the green roof, prior to commencement of the structure, in order to ensure that the extension is designed to accommodate the necessary loading. The condition would also secure details of planting species and a scheme of maintenance to ensure it is sustainable and viable.

1.13 The drawings note that existing windows would be replaced with double glazed equivalents to match the existing like-for-like, as would the existing roofing. These works would not require planning permission. An informative (2) would be added to clarify that such works would require the new windows to be like-for-like in materials as well as fenestration pattern and opening style.

Works to roof and front

1.14 A new dormer is proposed on the right hand side of the rear at first floor. The dormer would be smaller in width and height than the existing dormer on the lower rear roofslope, which would ensure that the hierarchy of rear fenestration is maintained. The dormer would be subordinate to this part of the rear roof and is appropriately scaled.

1.15 Four new skylights are proposed for the side slopes of the hipped roof. The new rooflights would be screened from public view by the chimneys, the close proximity of the neighbouring buildings and the large plane trees along the street.

1.16 The existing building has a two front dormers, placed centrally and offset to one side. The application seeks to match the offset dormer on the right hand side to create a symmetrical front roofscape. The new dormer would be in keeping with the character of the building and would not undermine its composition or architectural style.

1.17 Locally the use of render bands at first floor is the common material of the main elevation, however in this case the existing first floor is already finished in hanging tile which is an exception to the prevailing approach. Although the houses along the street use a consistent palette of materials and features, they are not uniform or entirely consistent in their architectural detailing, so it is considered that the replacement of the render band to the front bay with hanging tile would sit comfortably with the host building and the character and appearance of the conservation area and is acceptable.

1.18 The drawings include reference to re-paving the existing front hardstanding. While this is acceptable in principle, it is considered appropriate to secure details of the replacement materials, which should be permeable to improve the contribution of the site to mitigation of rainwater runoff, consistent with policy CC1 and policy SD1 of the Redington Froggnal NDP.

1.19 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within

that Area. Overall the proposals would preserve the character and appearance of the host building and of the Redington Frogna conservation area, and would accord with the statutory and policy requirements.

Amenity

1.20 The addition of front and rear dormers would not add sufficient bulk or massing to the dwelling to have an impact on daylight or sunlight to neighbouring properties. The new dormers and rooflights would not introduce any significant risk of additional overlooking or loss of privacy to nearby homes. This is confirmed by the daylight/sunlight study which has been submitted as a supporting document for the application.

1.21 The Hampstead CAAC have raised a concern about the glazing to the side elevation of the new extension. The proposed extension would have a 2.3m brick wall facing the boundary with number 8, with a glazed element and sloping glazed roof above. This is broadly consistent with the existing conservatory which is predominantly glazed. It is considered that the new extension would not introduce significant nuisance to the neighbouring garden by way of light pollution.

1.22 Overall the proposals would not have a significant impact on the amenity of neighbours and is acceptable in terms of policy A1.

Other considerations

1.23 The CAAC have requested a condition restricting future outbuildings on the property. Schedule 2 Part 1 Class E of the Permitted development rights for single family dwelling houses include the potential for ancillary structures such as garden sheds, subject to limitations on their dimensions. Any larger structure would require planning permission and its impact on the character, appearance and amenity of the property and conservation area would be assessed against policy. It is therefore not considered reasonable to restrict the property in the manner suggested.

Conclusions

1.24 Overall the proposals are sensitive to the context and would preserve the character and appearance of the host property and the wider conservation area. They would have minimal impact on neighbouring amenity and are acceptable.

Recommendation

1.25 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3rd August 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/0113/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Email: Gavin.Sexton@camden.gov.uk
Date: 28 July 2020

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SM Planning
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London
EC1A 9ET

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**10 Ferncroft Avenue
London
NW3 7PH**

Proposal:

Erection of single storey rear extension and enlargement of rear garden terrace; installation of one dormer window to the front and one dormer to the rear roof slope; replacement of pebbledash to front bay window with hanging tiles; re-paving of driveway.

Drawing Nos: LP-00 Location and Site Plan; SP-00 Existing and Proposed Site Plan; 18107 Tree protection plan Dec 2019; Tree protection during building of rear extension by Tretec December 2019;

Existing drawings: EX-01 Ground Floor Plan Rev P-00; EX-02 First & Second Floor Plan Rev P-00; EX-03 Third Floor & Roof Plan Rev P-00; EX-04 Front & Rear Elevation Rev P-01; EX-05 Side Elevations Rev P-00; EX-06 Section AA Rev P-00;

Proposed drawings: PA-01 Ground Floor Plan Rev P-01; PA-02 First & Second Floor Plan Rev P-01; PA-03 Third Floor & Roof Plan Rev P-00; PA-04 Front & Rear Elevation Rev P-01; PA-05 Side Elevations Rev P-00; PA-06 Section AA Rev P-00.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings:

LP-00 Location and Site Plan; SP-00 Existing and Proposed Site Plan; 18107 Tree protection plan Dec 2019; Tree protection during building of rear extension by Tretec December 2019;

Existing drawings: EX-01 Ground Floor Plan Rev P-00; EX-02 First & Second Floor Plan Rev P-00; EX-03 Third Floor & Roof Plan Rev P-00; EX-04 Front & Rear Elevation Rev P-01; EX-05 Side Elevations Rev P-00; EX-06 Section AA Rev P-00;

Proposed drawings: PA-01 Ground Floor Plan Rev P-01; PA-02 First & Second Floor Plan Rev P-01; PA-03 Third Floor & Roof Plan Rev P-00; PA-04 Front & Rear Elevation Rev P-01; PA-05 Side Elevations Rev P-00; PA-06 Section AA Rev P-00;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Prior to commencement of the rear extension, full details in respect of the two areas of living roof shall be submitted to and approved by the local planning authority. The details shall include
- a detailed scheme of maintenance;
 - sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used; and
 - full details of planting species and density.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, a site-visit based arboricultural survey shall be carried out by a suitably qualified and experienced arboriculturalist engaged by the developer to confirm whether the details of the trees are consistent with the document '18107 Tree protection plan Dec 2019' and remain a valid basis for the recommendations of the document 'Tree protection during building of rear extension by Tretec December 2019'. Where the survey evidence is consistent and the tree protection recommendations unchanged, tree protection measures shall be put in place in accordance with the documents prior to the commencement of any works on site.

Where the survey evidence differs and/or the tree protection recommendations change, an updated survey and tree protection statement demonstrating how trees to be retained shall be protected during construction work and a method statement for carrying out the works shall be submitted to and approved by the local planning authority in writing, prior to the commencement of any works on site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All measures thereby approved shall be put in place prior to commencement of any works.

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policies BG1 and BG2 of the Redington Frognal Neighbourhood Plan (submission version).

- 5 Prior to the end of the next available planting season after the completion of the rear extension, a Wild Service heavy standard (12-14cm) shall be planted to replace the removal of the cherry and shall be irrigated and maintained to allow it to establish.

If, within a period of 5 years from the completion of the development, the tree dies, is removed or becomes seriously damaged or diseased, it shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with another of similar size and species.

Reason: To ensure that the development maintains a high quality of tree coverage which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
- a) Manufacturers' details and drawings including sections at 1:10 of the glazing to the rear extension;
 - b) Manufacturers' sample details of the metal cladding to the rear extension ;
 - c) Manufacturers' details of any replacement paving to the front garden, including details of its permeability to support reduction of rainwater runoff;
 - d) A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 You are advised that replacement windows in like-for-like form must replicate the existing material, fenestration pattern and dimensions in order to benefit from permitted development rights.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 For reasons for granting permission please refer to the Members Briefing Report.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Economy, Regeneration and Investment